



8

## Planning Commission Staff Report

**TO:** PLANNING COMMISSION / DESIGN REVIEW BOARD

**FROM:** NATHAN WILLIAMS, AICP, SENIOR PLANNER *NW*  
(480) 503-6805, NATHAN.WILLIAMS@GILBERTAZ.GOV

**THROUGH:** CATHERINE LORBEER, AICP, PRINCIPAL PLANNER *chl*  
(480) 503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

**MEETING DATE:** AUGUST 7, 2019

**SUBJECT:** DR19-40, EOS FITNESS

**STRATEGIC INITIATIVE:** Prosperous Community

To allow for a fitness center use on the subject site.

### **RECOMMENDED MOTION**

Approved the Findings of Fact and approve DR19-40, EOS Fitness: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 4.5 acres, generally located north of the northwest corner of Power Road and Germann Road, and zoned General Commercial (GC) with a Planned Area Development (PAD) overlay.

### **APPLICANT/OWNER**

Company: Sustainability Engineering Group  
Name: Eric Gerster  
Address: 8280 E Gelding Dr. Suite 101  
Scottsdale, AZ 85260  
Phone: 480-462-2783  
Email: eric@azseg.com

Company: DBS Properties  
Address: 1110 E. Missouri Ave., Suite 700  
Phoenix, AZ 85014  
Phone: 602-263-7626  
Email: lisa@dmaphx.com

## **BACKGROUND/ DISCUSSION**

### **History**

<b>Date</b>	<b>Description</b>
<i>January 21, 2003</i>	Town Council approved Z02-21; adopting Ordinance No. 1450, an amendment to the Power Ranch Master Plan to codify and clarify previously approved ordinances and the subject site zoned C-2 General Commercial PAD overlay.
<i>March 3, 2005</i>	The Town Council adopted Ordinance No. 1625, a revised Zoning Map and Land Development Code (LDC), reclassifying the property to General Commercial (GC) with a Planned Area Development (PAD) overlay.
<i>May 1, 2019</i>	The Planning Commission reviewed DR19-40 as a study session item.

### **Overview**

The proposed EOS Fitness facility is located on a 4.5 acre vacant lot in the central portion of the commercial center at the northwest corner of Power Road and Germann Road. The site is adjacent to the existing Public Storage Facility, Dignity Health emergency room and Offices at Power Ranch development directly to the north of the subject site. The proposed building consists of 38,000 sq. ft. and associated site improvements to be developed in one phase. The proposed site design demonstrates compliance with Town of Gilbert requirements for access and infrastructure.

### **Surrounding Land Use & Zoning Designations:**

	<b>Existing Land Use Classification</b>	<b>Existing Zoning</b>	<b>Existing Use</b>
North	General Commercial (GC)	General Commercial (GC) PAD	Public Storage facility and vacant
South	General Commercial (GC)	General Commercial (GC) PAD	Dignity Health emergency room and vacant
East	General Commercial (GC)	General Commercial (GC) PAD	Power Road then existing commercial uses
West	Residential > 14-25 DU/ Acre	Multi-family/ Medium (MF/M) PAD	Sky View Ranch apartments
Site	General Commercial (GC)	General Commercial (GC) PAD	Vacant

### **Project Data Table**

<b>Site Development Regulations</b>	<b>Required per LDC – General Commercial (GC) PAD</b>	<b>Proposed</b>
Minimum Lot Area	No minimum	4.5 acres
Maximum Height (ft.)/Stories	45'	45'
Min. Setback (Bldg./ Landscape) (ft.)		
Front (east)	25' / 25'	25' / 25'
Side (north)	Internal*	85' +/12'

Side (south) Rear (west)	Internal* 75' / 40'	Internal* 96' +/40'
Separation Between Buildings	15' (1-story)	15' +
Landscaping (% of net lot area)	15%	18%
Off-Street Parking and Loading	Vehicular Parking: <i>Entertainment and Recreation, Indoor</i> – 1 space per 150 sq. ft.	<u>38,000 sq. ft. / 150 = 253 spaces</u>  253 spaces (provided)
Bicycle Parking	1 space per 10 vehicle spaces 25 parking spaces required	28 parking spaces provided

\* may be reduced internal to site in conformance with LDC Section 2.304.E.

## **DISCUSSION**

### **Site**

The 4.5 acre subject pad site is within the existing commercial center at the northwest corner of Power Road and Germann Road, zoned General Commercial (GC) PAD and is currently undeveloped / vacant. The proposed pad development will be one phase and includes a 38,000 sq. ft. EOS Fitness Center building, classified as an Entertainment and Recreation, Indoor (Large Scale) use. The proposed 1-story building will be located on the western portion of the 4.5 acre subject site. Access to the subject site will be from shared drives within the commercial center from both Power Road and Germann Road. The proposed parking will be predominately located on the east portion of the site along Power Road, with some additional parking around the building on the north, south and west portions of the subject site.

### **Building Elevations and Colors/ Materials**

Building architecture is proposed to be a modern architectural theme consisting of building materials, colors, and design elements such as linear expanses of stucco with some integral colored CMU accent elements, as well as metal accent features and bronze tinted glass. The proposed primary body colors include stucco colored “Silver Dollar” and “Granite” with accents of CMU colored “Cocoa Brown” and steel channel accent materials colored “Knights Armor”. The building utilizes all parapet rooflines, while buildings within the commercial center utilize some gabled roofline tower and entry elements with building colors and materials of tan, brown and gray stucco with stone veneer wainscoting, and metal accent canopies and roofing materials.

The applicant has demonstrated that the proposed building elevations will be coordinated with surrounding buildings of the existing commercial center through the use of colors and materials. Staff is of the opinion that the proposed modern architectural theme for the EOS Fitness facility will be consistent with the EOS Fitness facility corporate model, and also incorporates some building elements, primarily through the use of colors/ materials schemes, and will be coordinated and consistent with the surrounding buildings within the commercial center.

## **Landscape**

The proposed landscape plan includes adequate on-site and off-site perimeter landscaping as well as foundation landscaping. Parking islands are located throughout the customer parking areas. The landscape along Power Road complies with the LDC requirements for street theme trees as well as landscape content and quantities. Additionally, significant amounts of foundation landscaping have been placed around most of the proposed building elevations. An existing CMU solid screen wall of varying height exists on the rear property line adjacent to the existing multi-family development to the west and an existing building wall for the Public Storage facility is located on the northern property line.

The onsite landscaping is proposed to meet the minimum requirement with 18% and has been designed to complement the overall commercial center. The proposed plant palette consists of three (3) types of trees – Arizona Native Mesquite, Sisso Tree and Mulga. Additionally, the landscape plan utilizes shrubs and ground covers such as Deer Grass, Arizona Yellow Bells, La Jolla Bougainvillea, Sierra Star Red Fairy Duster, Trailing Lantana, Bush Moring Glory and Red Yucca. All plants will comply with the approved Arizona Department of Water Resources low-water use plant list. Express Gold decomposed granite will be utilized throughout the subject site including within the required landscape setbacks. As part of Staff's first review comments, additional shade canopy trees at the front entry to the building as well as foundation landscaping on all four building elevations, are now provided adjacent to customer parking.

## **Grading and Drainage**

The primary source of retention for the site is through a combination of basins as well as underground storage in both the front and rear parking areas. The proposed grading and drainage plan generally meets the requirements of the Town of Gilbert's Engineering Division.

## **Lighting**

There are six (6) various LED lighting types pole mounted lights proposed throughout the parking areas of the site, including a variety of single head and double head light poles with mounting heights of 14' and 25' based upon pole location being within 100' of residential uses to the west of the subject site. No wall mounted lighting is proposed. The photometric plans demonstrate that all lighting will comply with the LDC requirements of a maximum of 0.3 foot-candles at the property line, not including street lighting, and includes pole-mounted lighting.

## **Signage**

Signage is not included in this approval. Administrative Design Review approval to amend the existing CSP for the site is required prior to submitting for sign permits for any wall or monument signage.

## **PLANNING COMMISSION STUDY SESSION – MAY 1, 2019**

Staff comments and Planning Commission discussion focused on several key issues. These comments, and the Architect's response to each, are listed below:



*There is a need for more foundation landscaping, especially at the front elevation.*

- Foundation planter size has been increased around the building, most noticeably on the north, east and west sides, where the depth (from the edge of walk to side of the structure) and the total planter area, have both been increased.

*The front entry should feel a little more open and transparent.*

- Glass at the front of the building has been added where it fits with the interior uses of the eastern facade, as referenced by the floor plan. The door at the entry is glass, and there are full-length windows on the pool wall. The remainder of the elevation consists of the Kids Club childcare center where windows are absent for privacy.

*What is the use and design of the Outdoor Exercise Area for?*

- The Outdoor Exercise Areas (OEA) have proven to be a popular addition to EOS Fitness Centers. Depending on the season and the current training class curriculum, this area will be utilized almost daily. For the project at the northwest corner of Power and Germann, the OEA has been located behind the building, where it will be least visible to vehicle traffic and adjacent commercial and residential development. The top portion is stucco, and the lower portion of the OEA is framed with horizontal slats that will allow light and air into this area. The use of two distinct materials helps to minimize the massing of the OAE and adds visual interest to the western side of the building.

*Should the window at the southwest corner of the building be shaded?*

- This specific window is above the group exercise area located at the southwest corner and it has been placed to bring natural light into this room. While a shade structure or awning would look awkward, the applicant is comfortable with the use of tinting and glazing options in order to decrease radiation and heat inside the building.

## **PUBLIC NOTIFICATION AND INPUT**

An official notice was posted in all the required public places within the Town and neighborhood notice was provided per the requirements of the Land Development Code (LDC) Article 5.205.

Staff has received no comment from the public.

## **STAFF RECOMMENDATION**

Approve the Findings of Fact and approve DR19-40, EOS Fitness: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 4.5 acres, generally located north of the northwest corner of Power Road and Germann Road, and zoned General Commercial (GC) with a Planned Area Development (PAD) overlay:

1. Construction of the project shall conform to the exhibits approved by the Planning Commission at the August 7, 2019 public hearing.
2. The construction site plan documents shall incorporate the Standard Commercial and Industrial Site Plan Notes adopted by the Design Review Board on March 11, 2004.

3. Signage is not included in this approval. If needed, amendments to the previously approved Comprehensive Sign Plan will require Administrative Design Review approval prior to submitting for sign permits. Building score lines are not considered architectural elements and will allow for placement of future wall signage.
4. All building drainage shall be internalized; all roof-mounted mechanical equipment shall be fully screened and there shall be no exposed roof ladders on any exterior building elevations.

Respectfully submitted,

/S/

Nathan Williams, AICP

Senior Planner

**Attachments and Enclosures:**

- 1) Findings of Fact
- 2) Notice of Public Hearing Map
- 3) Site Plan
- 4) Landscape (2 pages)
- 5) Building Elevations (2 pages)
- 6) Color Building Renderings (3 pages)
- 7) Floor Plans and Cross-Sections (2 pages)
- 8) Colors/ Materials Board and Details (2 pages)
- 9) Lighting Plan and Details (2 pages)
- 10) Grading and Drainage and Utility Plan (3 pages)

**FINDINGS OF FACT  
DR19-40, EOS Fitness – NWC of Power Road and Germann Road**

1. The project as conditioned is consistent with the applicable Design Guidelines;
2. The project conforms to the General Plan, and specifically to the Land Use, Community Design, and Environmental Planning Elements;
3. The project is consistent with all applicable provisions of the Zoning Code;
4. The project is compatible with adjacent and nearby development; and
5. The project design provides for safe and efficient provisions of public services.

## *Notice of Public Hearing*

**PLANNING COMMISSION DATE:**

**Wednesday, August 7, 2019\* TIME: 6:00 PM**

**LOCATION: Gilbert Municipal Center  
Council Chambers  
50 E. Civic Center Drive  
Gilbert, Arizona 85296**

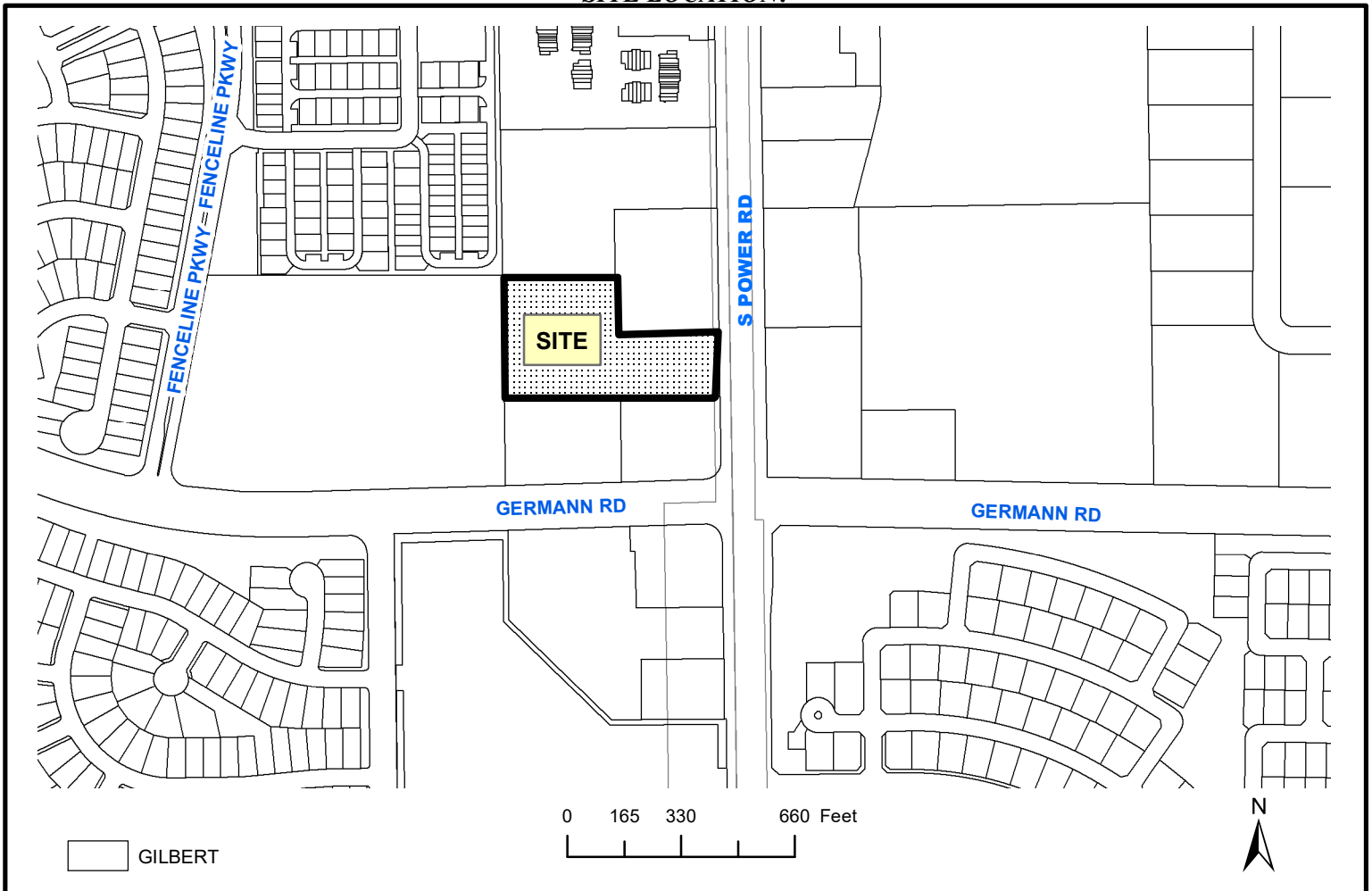
**\* Call Planning Department to verify date and time:  
(480) 503-6805**

\* The application is available for public review at the Town of Gilbert Development Services division Monday - Thursday 7 a.m. - 6 p.m. Staff reports are available the Monday prior to the meeting at <https://www.gilbertaz.gov/departments/development-services/planning/planning-commission>

### **REQUESTED ACTION:**

DR19-40 EOS FITNESS: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 4.5 acres, generally located north of the NWC of Power Road and Germann Road, and zoned General Commercial (GC) with a Planned Area Development (PAD) overlay.

### **SITE LOCATION:**



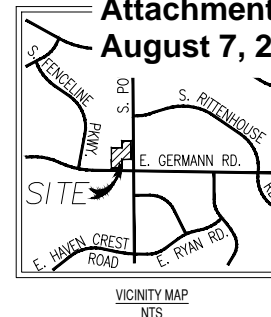
**APPLICANT: Sustainability Engineering Group LLC  
CONTACT: Eric Gerster  
ADDRESS: 8280 E. Gelding Drive, Ste. 101  
Scottsdale, AZ 85260**

**TELEPHONE: (480) 462-2783  
E-MAIL: Eric@azseg.com**

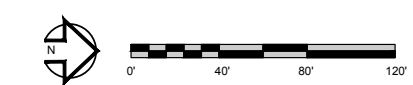
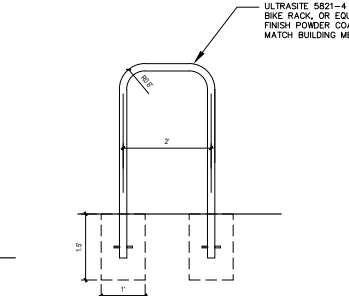
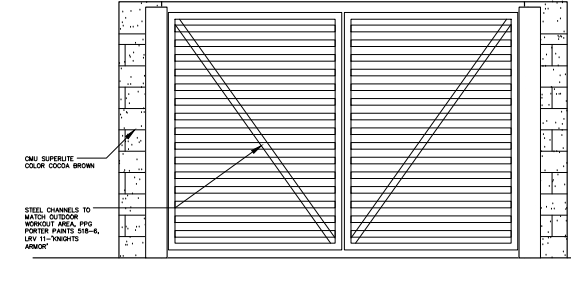
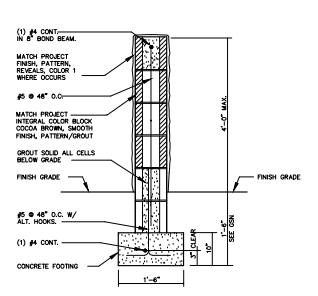
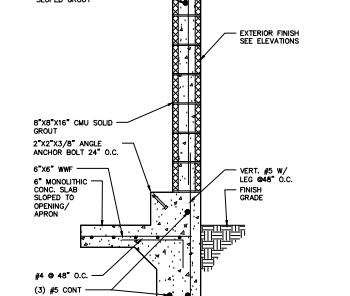
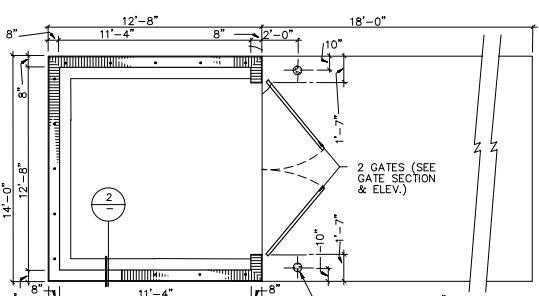
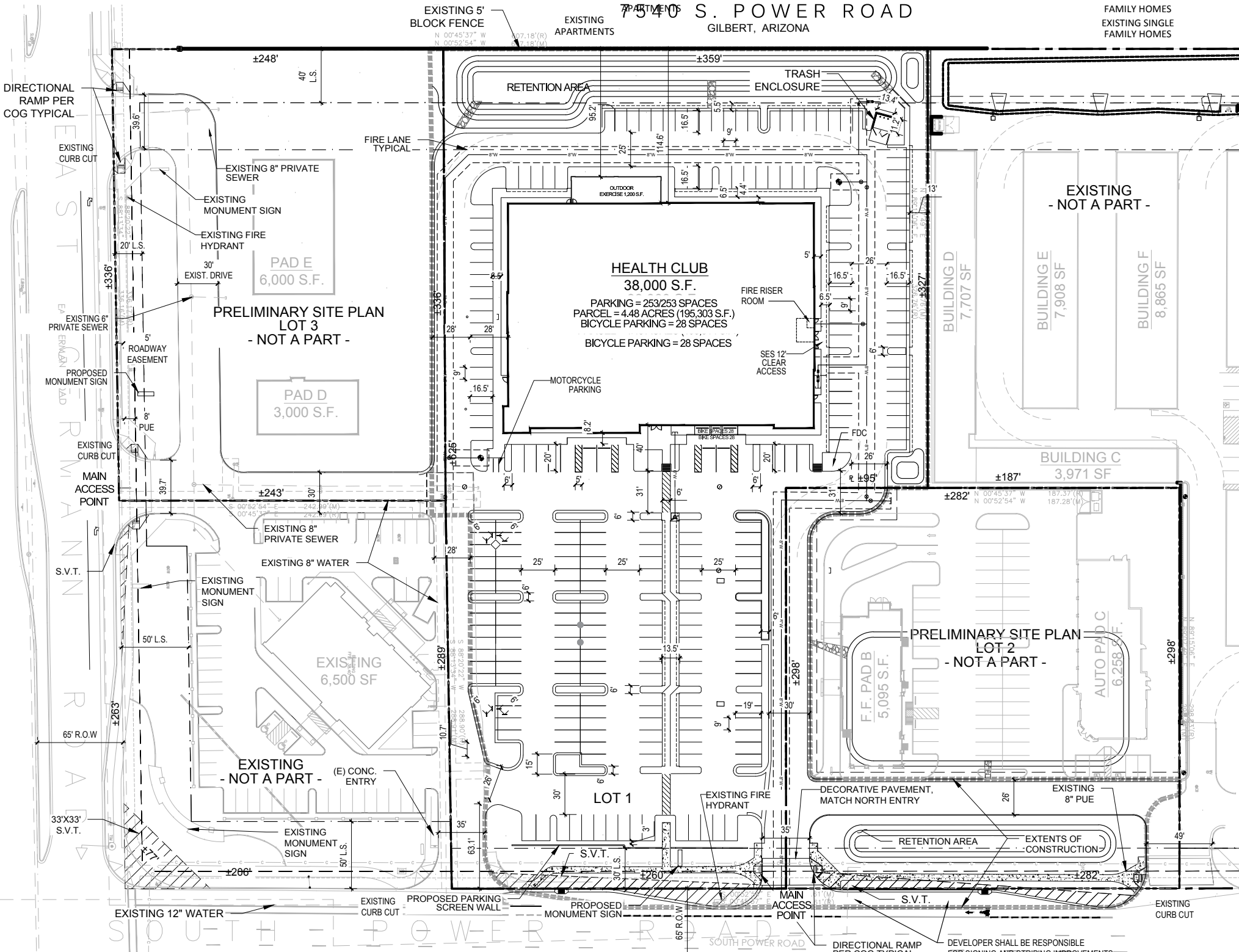
CONCEPTUAL SITE PLAN

7540 S. POWER ROAD  
GILBERT, ARIZONA

FAMILY HOMES  
EXISTING SINGLE  
FAMILY HOMES



<b>PROJECT DATA TABLE:</b>			
PROJECT ADDRESS: GILBERT, AZ			
7540 S. Power Road			
LEGAL DESCRIPTION:			
1 25 6E			
DEVELOPMENT INFORMATION:			
APN:	304-87-923		
NET SITE AREA:	193,159 SF	4.43	NET AC
EXISTING ZONING:	GC		
PROPOSED ZONING:	GC (PAD)		
ADJACENT ZONING:	NORTH: GC		
	EAST: POWER C-2		
	SOUTH: GERMANN GC		
	WEST: MF/M		
PROPOSED USE:	FITNESS CENTER, PADS		
CONSTRUCTION TYPE:	V-B		
OCCUPANCY:	M		
BUILDING AREA SUMMARY:			
LOT 1 FITNESS CENTER	38,000 SF		PERMITTED USE
BUILDING TOTAL AREA:	38,000 SF		
PARKING SUMMARY:			
LOT 1 FITNESS CENTER	253	253	
TOTAL	253	253	
LOT COVERAGE:			
MAX BUILDING COV.	25%	MAX	
PROP. BUILDING COV.	20%		
MIN LANDSCAPE AREA	15%	MINI NET LOT AREA	
PROP. LANDSCAPE AREA	18%	35,355 SF	
BUILDING HEIGHT:			
MAX BUILDING HEIGHT:	45'		
PROPOSED BUILDING:	35'		
LOT#1 / HEALTH CLUB:			
LOT AREA:	193,159 SF	4.43	AC
BUILDING #1 USE:	INDOOR RECREATION		
BUILDING #1 AREA:	38,000 SF	2-STORY	
REQUIRED PARKING:	1 PER 150	SF	
REQUIRED PARKING:	253		
REQUIRED BICYCLE PARKING:	1 PER 20 PARKING		
REQUIRED BICYCLE PARKING:	13		
REQUIRED BICYCLE PARKING:	28		
REQUIRED BICYCLE PARKING:	3		
REQUIRED ADA PARKING:	7 SPACES		
PROPOSED ADA PARKING:	8 SPACES		



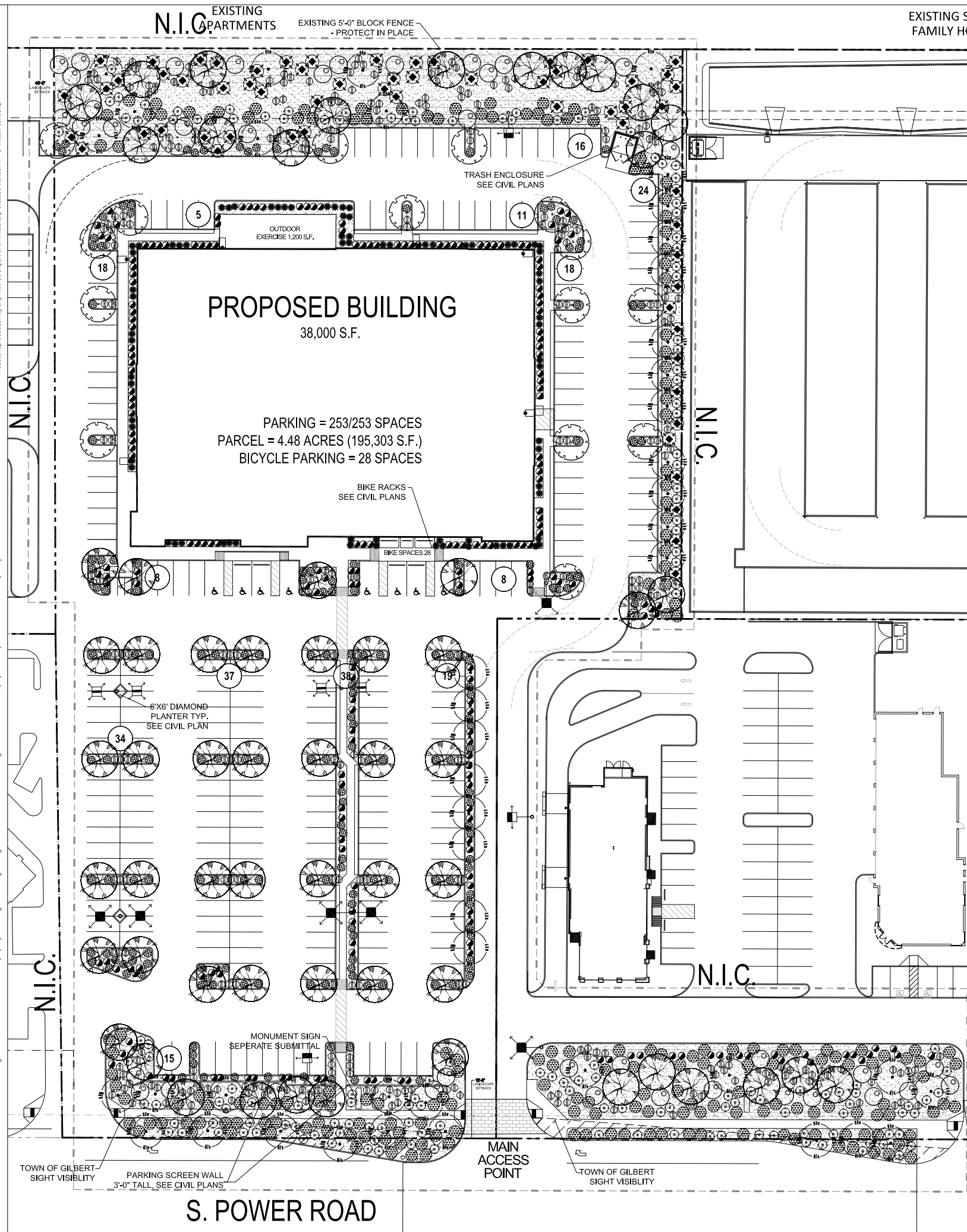
PROJECT	NWC POWER AND GERMANN ROADS
LOCATION	E. GERMANN ROAD AND S. POWER ROAD, GILBERT, AZ 85297
DRAWN	JS 07/02/2019
DESIGNED	KA 07/02/2019
QC REVIEWER	SC 07/02/2019
FINAL QA	AF 07/02/2019
PROJ. MGR	EG 07/02/2019
DATE:	07-02-2019
ISSUED FOR:	DEVELOPMENT REVIEW
REVISION NO.:	DATE:
JOB NO.:	181026
SHEET TITLE:	

SITE PLAN  
A1.01









## SITE LANDSCAPE NOTES

1. FIELD VERIFY EXISTING SITE PRIOR TO BID AND CONSTRUCTION.
2. REFER TO CIVIL ENGINEERING PLANS FOR VERTICAL AND HORIZONTAL CONTROL.
3. PROTECT ALL UTILITIES DURING CONSTRUCTION.
4. ALL VENDOR PRODUCTS LISTED MAY BE SUBMITTED WITH COMPARABLE / EQUAL AS APPROVED BY OWNER.
5. OWNER SHALL MAINTAIN ALL LANDSCAPING FOR THIS PROJECT.
6. AN AUTOMATIC IRRIGATION SYSTEM WILL BE PROVIDED FOR THIS PROJECT LANDSCAPE AREAS. SYSTEM PROPOSED TO BE A DRIP EMISSION SYSTEM WITH AN AUTOMATIC CONTROLLER.




LANDSCAPE CALCULATIONS  
TOWN OF GILBERT  
PROVIDED

	LANDSCAPED AREA	TOTAL PLANTS
NET SITE AREA TOTAL:	195,303 S.F.	
LANDSCAPE AREA TOTAL:	65,635 S.F.	
ON-SITE LANDSCAPE AREA	84,055 S.F.	
LS SET BACK - NORTH	14,560 S.F.	19 TREE 143 SHRUB
LS SET BACK - EAST	3635 S.F.	13 TREE 76 SHRUB
LS SET BACK - SOUTH	8865 S.F.	19 TREE 203 SHRUB
LS SET BACK - WEST	0 S.F.	0 TREE 0 SHRUB
OFF-SITE LANDSCAPE AREA	1580 S.F.	4 TREE 29 SHRUB
% LANDSCAPE COVERAGE (ON-SITE LANDSCAPE AREA DIVIDED BY NET SITE AREA)	43.04%	




# TOWN OF GILBERT GENERAL NOTES

1. ALL DESIGN AND CONSTRUCTION MUST BE IN ACCORDANCE WITH THE UNIFORM STANDARD SPECIFICATIONS AND DETAILS PUBLISHED BY THE MARICOPA ASSOCIATION OF GOVERNMENTS AS AMENDED BY THE TOWN OF GILBERT (LATEST VERSION).
2. THE CONTRACTOR SHALL NOTIFY THE TOWN OF GILBERT ENGINEERING DEPARTMENT AT LEAST 24 HOURS IN ADVANCE OF ANY CONSTRUCTION FOR INSPECTION. CALL (480) 503-6847.
3. PLACEMENT OF DRIVEWAYS SHALL NOTE BE IN CONFLICT WITH UTILITY SERVICES.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF THE RELOCATION OF POWER POLES AND OTHER UTILITIES.
5. CONTRACTOR TO ADJUST ALL VALVES, MANHOLES, CLEANOUTS, ETC. BOTH NEW AND OLD TO FINISH PAVEMENT GRADE PER STANDARD DETAILS.
6. ENGINEER CERTIFIES THAT HE HAS CONTACTED ALL INTERESTED UTILITY COMPANIES AND HAS TRANSFERRED ALL EXISTING, AND/OR PROPOSED UTILITY LINES AND RELATED INFORMATION ONTO THESE PLANS, AND THAT HE HAS ALSO CORRECTLY PLOTTED THE EXISTING AND PROPOSED RIGHT-OF-WAY EASEMENT LINES.
7. ALL IMPROVEMENTS WITHIN THE RETENTION BASIN AND/OR ROADWAY PARKWAYS SHALL BE IN ACCORDANCE WITH THE LATEST TOWN OF GILBERT PROCEDURES FOR DEVELOPERS AND ENGINEERS.
8. CONTRACTOR IS ADVISED THAT AN EXCAVATION AND DIRT MOVING PERMIT IS REQUIRED BY THE MARICOPA COUNTY HEALTH DEPARTMENT AND THE TOWN OF GILBERT. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN THIS PERMIT AND COMPLY WITH ITS REQUIREMENTS.
9. ALL LANDSCAPING SHALL COMPLY WITH TOWN OF GILBERT STANDARDS DETAIL 92 OR 93 (WHICHEVER IS APPLICABLE) AT TIME OF INSTALLATION. ALL SPRINKLER AND LANDSCAPE WORK MUST BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE TOWN OF GILBERT PROCEDURE MANUAL.
10. NO WALLS, BUILDINGS, OR OBSTRUCTIONS TO VIEW IN EXCESS OF TWO (2) FEET IN HEIGHT SHALL BE PLACED ON ANY CORNER LOT WITHIN A TRIANGULAR AREA FORMED BY THE CURB LINES AND A LINE CONNECTING THEM AT POINTS 33 FEET FROM THE INTERSECTION OF THE CURB LINES. TREES MAY BE LOCATED WITHIN THE TRIANGLE PROVIDED THEY ARE PRUNED HIGH ENOUGH (7 FOOT MIN.) TO PERMIT UNOBSTRUCTED VIEW. SEE TOWN OF GILBERT STANDARD DETAIL 92.
11. ALL RETENTION BASINS MUST DRAIN ANY STORM EVENT UP TO AND INCLUDING THE 50 YEAR 24-HOUR STORM WITHIN N36 HOURS. OWNER(S) OF ANY BASIN FAILING TO MEET THIS REQUIREMENT MUST TAKE CORRECTIVE ACTION TO BRING THE BASIN INTO COMPLIANCE.
12. CALL THE BLUE SLAKE CENTER (602) 263-1100 48 HOURS BEFORE YOU DIG FOR LOCATION OF UNDERGROUND UTILITIES.
13. A TRAFFIC CONTROL PLAN SHALL BE SUBMITTED ALONG WITH A TRAFFIC CONTROL PLAN APPLICATION AND PERMIT APPLICATION AT LEAST 48 HOURS IN ADVANCE OF THE ANTICIPATED START OF CONSTRUCTION ACTIVITIES.
14. EXCAVATION AND CONSTRUCTION WORK WILL NOT BE PERMITTED IN PUBLIC RIGHT-OF-WAY OR PUBLIC UTILITY EASEMENTS ON SATURDAY, SUNDAY, OR LEGAL HOLIDAYS UNLESS APPROVED BY THE TOWN ENGINEER.
15. PERMITS ARE REQUIRED FOR THE FOLLOWING; TRAFFIC SIGNAL INSTALLATION; TRAFFIC SIGNAL INTERCONNECT; SIGNING; PERMANENT MARKERS; AND TEMPORARY TRAFFIC CONTROL.






## PLANTING MATERIAL LEGEND

	TREES	SIZE	NOTES	QTY
	Prosopis juliflora Arizona Native Mesquite Caliper Size: 1.5"	24" Box	*ADWR	61
	Dalbergia sissoo Sissoo Tree Caliper Size: 3.0"	48" Box	*ADWR	45
	Acacia aneura Mulga Caliper Size: 2.0"	36" Box	*ADWR	16


## GROUNDCOVERS

	Lantana montevidensis	5 Gallon		184
	Trailing Lantana	can full	*ADWR	
	Gazania rigens	5 Gallon		198
	Trailing Gazania	can full	*ADWR	
	Convolvulus cneorum	5 Gallon		150
	Bush Morning Glory	can full	*ADWR	

## SHRUBS / ACCENTS

	Hesperaloe parviflora Red Yucca	5 Gallon can full	*ADWR	75
	Bougainvillea gl. v. 'La Jolla' La Jolla Bougainvillea	5 Gallon can full	*ADWR	62
	Muhlenbergia rigens Deer Grass	5 Gallon can full	*ADWR	290
	Tecoma stans Arizona Yellow Bells	5 Gallon can full	*ADWR	39
	Calliandra x 'Sierra Star' Sierra Star Red Fairy Duster	5 Gallon can full	*ADWR	220

## LANDSCAPE MATERIALS

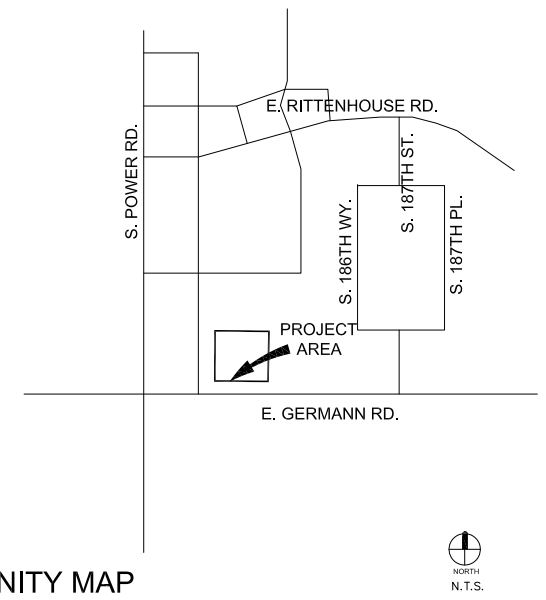
	Decomposed Granite. 3/4" screened "Express Gold" 2" deep in planting areas per plan.	85,635 sf
---	---	-----------

\*ADWR = Arizona Department of Water Resources  
Approved Low-Water Use Plant

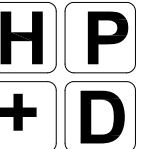
## OWNER CONTACT

## LANDSCAPE ARCHITECT

**HARRINGTON PLANNING + DESIGN (HP+D)**  
3116 S. MILL AVENUE, SUITE 305  
TEMPE, ARIZONA 85282  
JASON HARRINGTON, RLA, ASLA, ASIC, APWA  
(480) 250-0116  
JASON@HARRINGTONPLANNINGDESIGN.COM



## VICINITY MAP



HARRINGTON  
PLANNING + DESIGN

16 S. Mill Avenue, Suite 305  
Tempe, Arizona 85282  
Tel: 480-250-0116  
[www.HarringtonPlanningDesign.com](http://www.HarringtonPlanningDesign.com)



EOS FITNESS  
FACILITY

POWER ROAD & GERMAN ROAD  
GILBERT, ARIZONA 85297

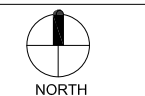
V.	COMMENT	DATE
----	---------	------

Y COMMENTS	05.22.1
f Review	02.25.1
UE	DATE

LANDSCAPE  
PACKAGE

May 22, 2019

AWN BY:	JEH
ECK BY:	JEH
OJ. NO.:	2019-008
SE NO.:	NA

PRELIMINARY  
LANDSCAPE PLAN

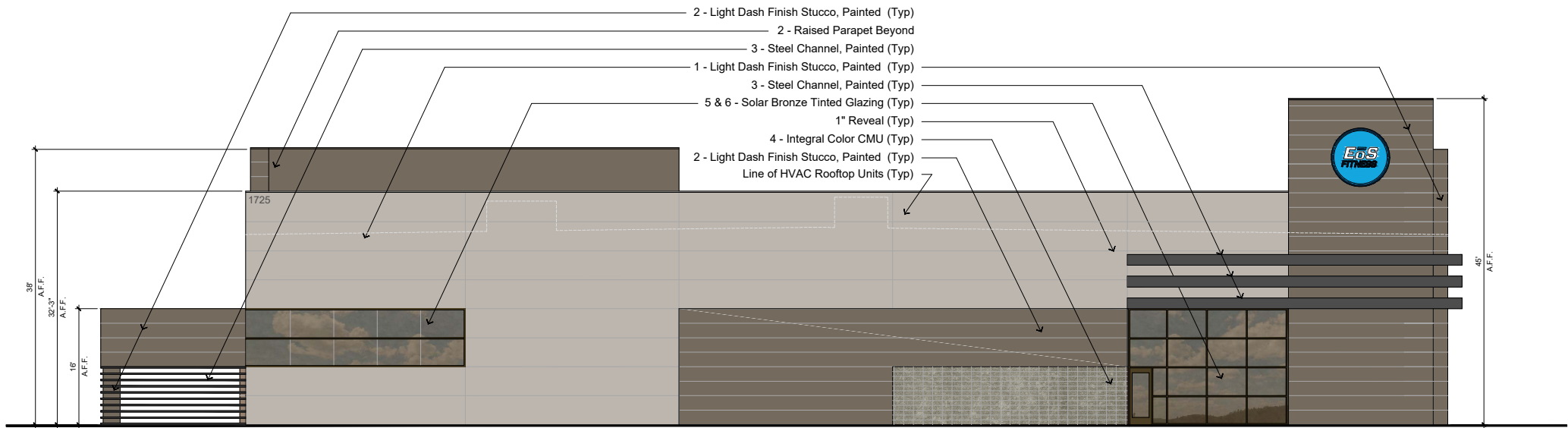
L1.0

**ARIZONA BLUESTAKE  
CENTER**  
CALL TWO WORKING DAYS  
BEFORE YOU DIG  
**1.800.782.5348**

Materials Legend

1. Light Dash Finish Stucco, Painted - PPG Porter Paints 521-4 - "Silver Dollar"
2. Light Dash Finish Stucco, Painted - PPG Porter Paints 521-6, LRV 14 - "Granite"
3. 18" Steel Channel - PPG Porter Paints 518-6, LRV 11 - "Knights Armor"
4. 8"x8"x16" Integral Color CMU: Superlite Block - Cocoa Brown 0.13.0
5. Solar Bronze Tinted Glazing - Vitro Architectural Glass - "Solarbronze"
6. Solar Bronze Tinted Glazing

Note: No exposed downspouts. No exposed roof-ladders or mechanical equipment.

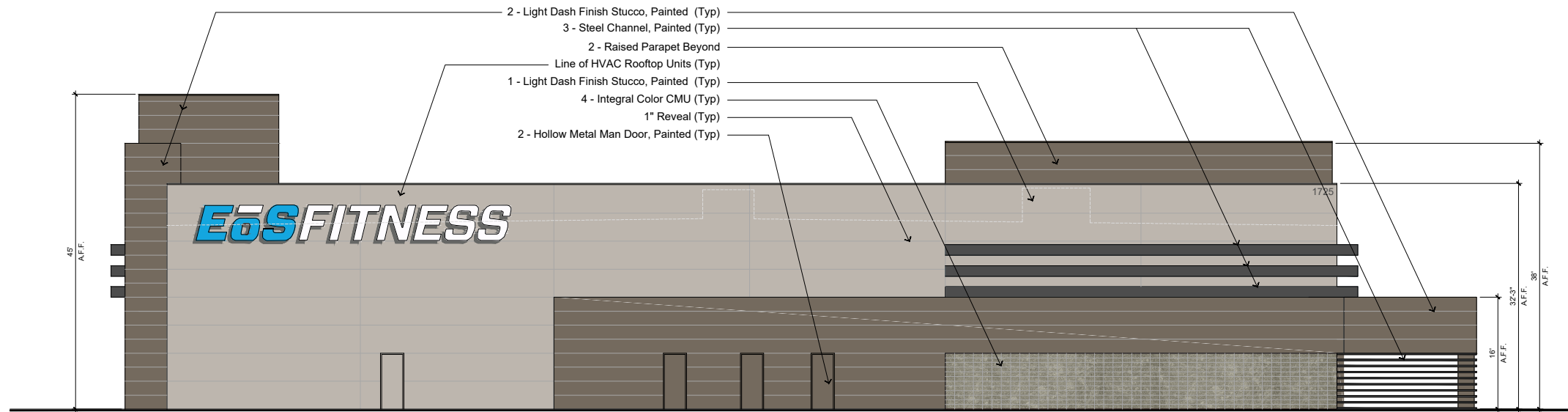


South Elevation

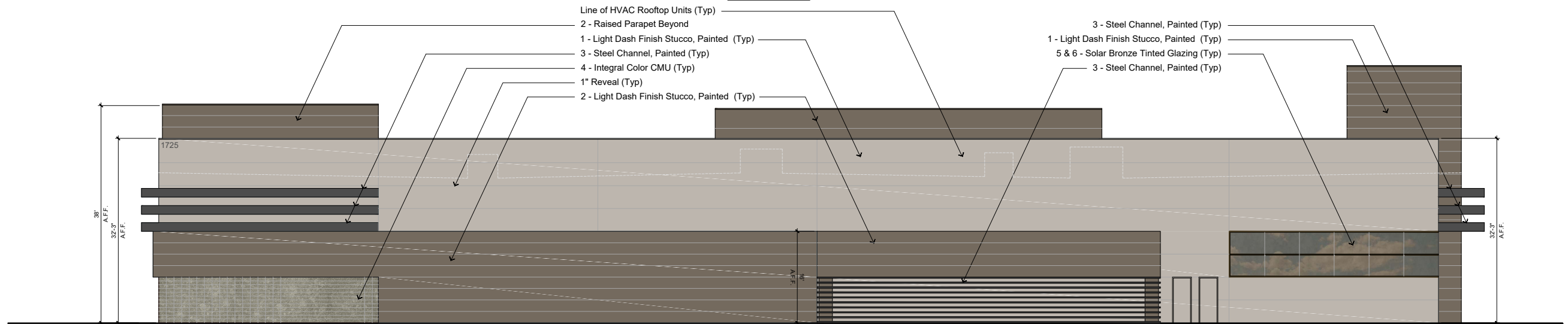


East Elevation

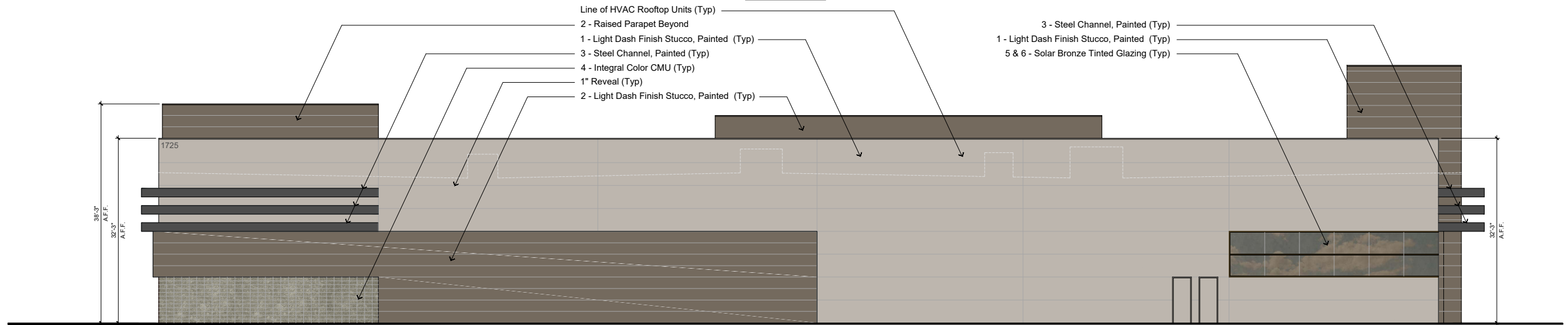




North Elevation



West Elevation



West Elevation without Outdoor Exercise Area

Materials Legend

1. Light Dash Finish Stucco, Painted - PPG Porter Paints 521-4 - "Silver Dollar"
2. Light Dash Finish Stucco, Painted - PPG Porter Paints 521-6, LRV 14 - "Granite"
3. 18" Steel Channel - PPG Porter Paints 518-6, LRV 11 - "Knights Armor"
4. 8"x8"x16" Integral Color CMU: Superlite Block - Cocoa Brown 0.13.0
5. Solar Bronze Tinted Glazing - Vitro Architectural Glass - "Solarbronze"
6. Solar Bronze Tinted Glazing

Note: No exposed downspouts. No exposed roof-ladders or mechanical equipment.

EOS FITNESS • Power and Germann • Elevations • May 13, 2019

1" = 20'





EOS FITNESS • Power and Germann • Front Impression • May 14, 2019





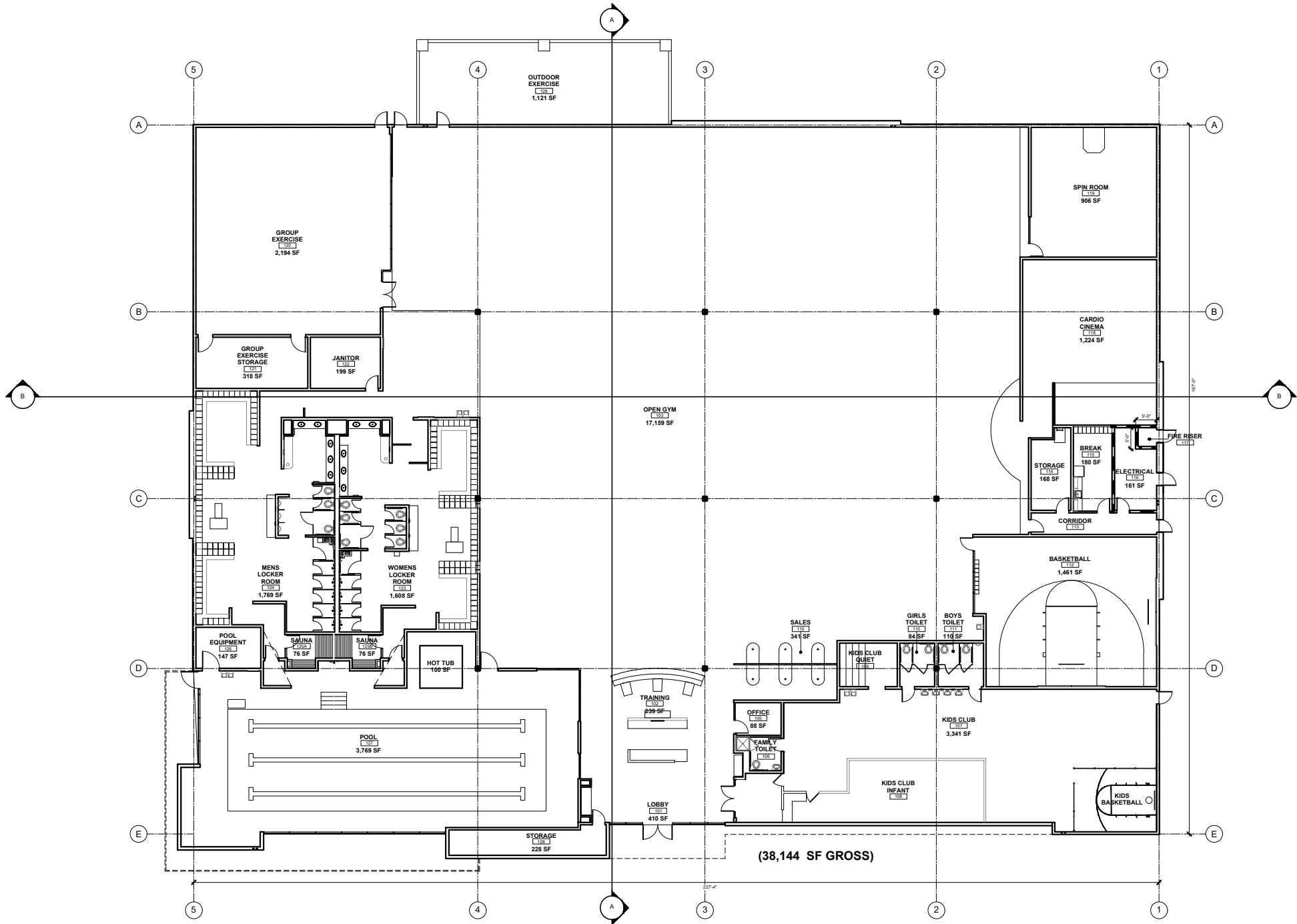
EOS FITNESS • Power and Germann • Rear Impression • May 14, 2019



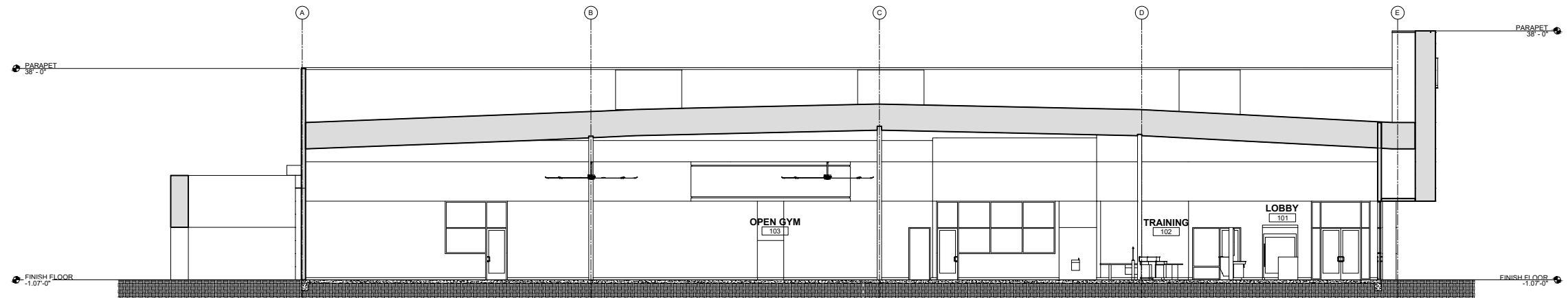


EOS FITNESS • Power and Germann • Rear Impression • May 14, 2019

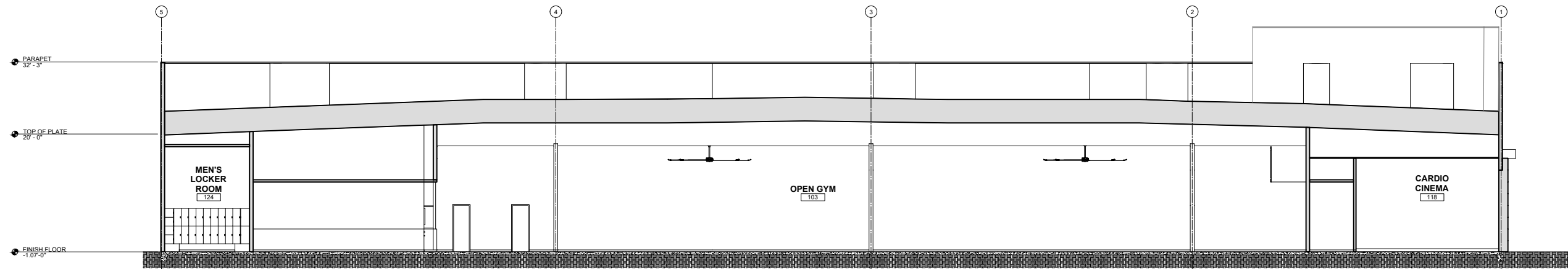




EOS FITNESS • Power and Germann • Floor Plan • January 16, 2019



Section A-A



Section B-B



Light Dash Finish Stucco, Painted - PPG Porter Paints 521-4 - "Silver Dollar"



8"x8"x16" Integral Color CMU: Superlite Block - Cocoa Brown 0.13.0



Light Dash Finish Stucco, Painted - PPG Porter Paints 521-6, LRV 14 - "Granite"



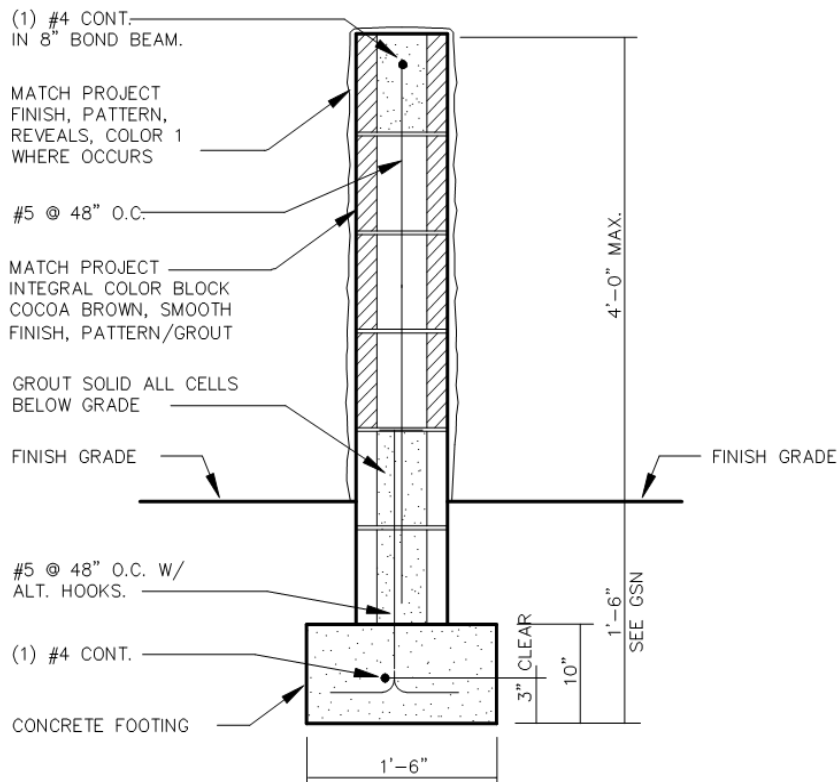
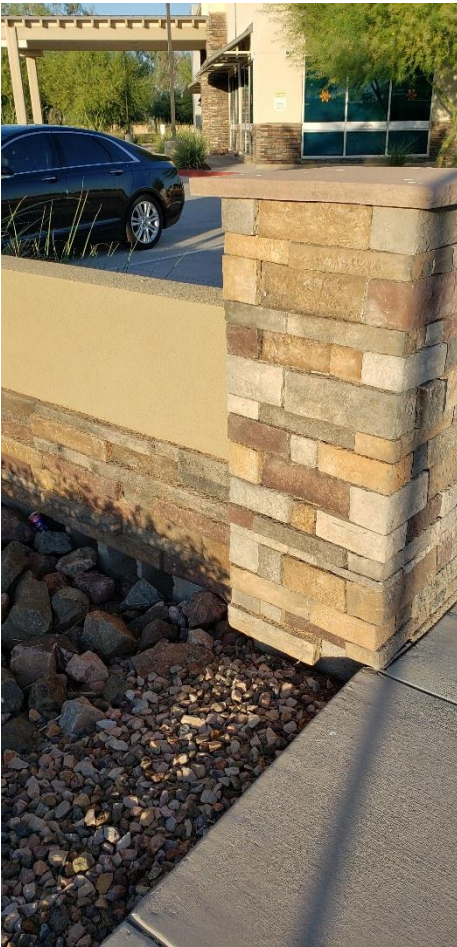
Solar Bronze Tinted Glazing - Vitro Architectural Glass - "Solarbronze"



18" Steel Channel - PPG Porter Paints 518-6, LRV 11 - "Knights Armor"

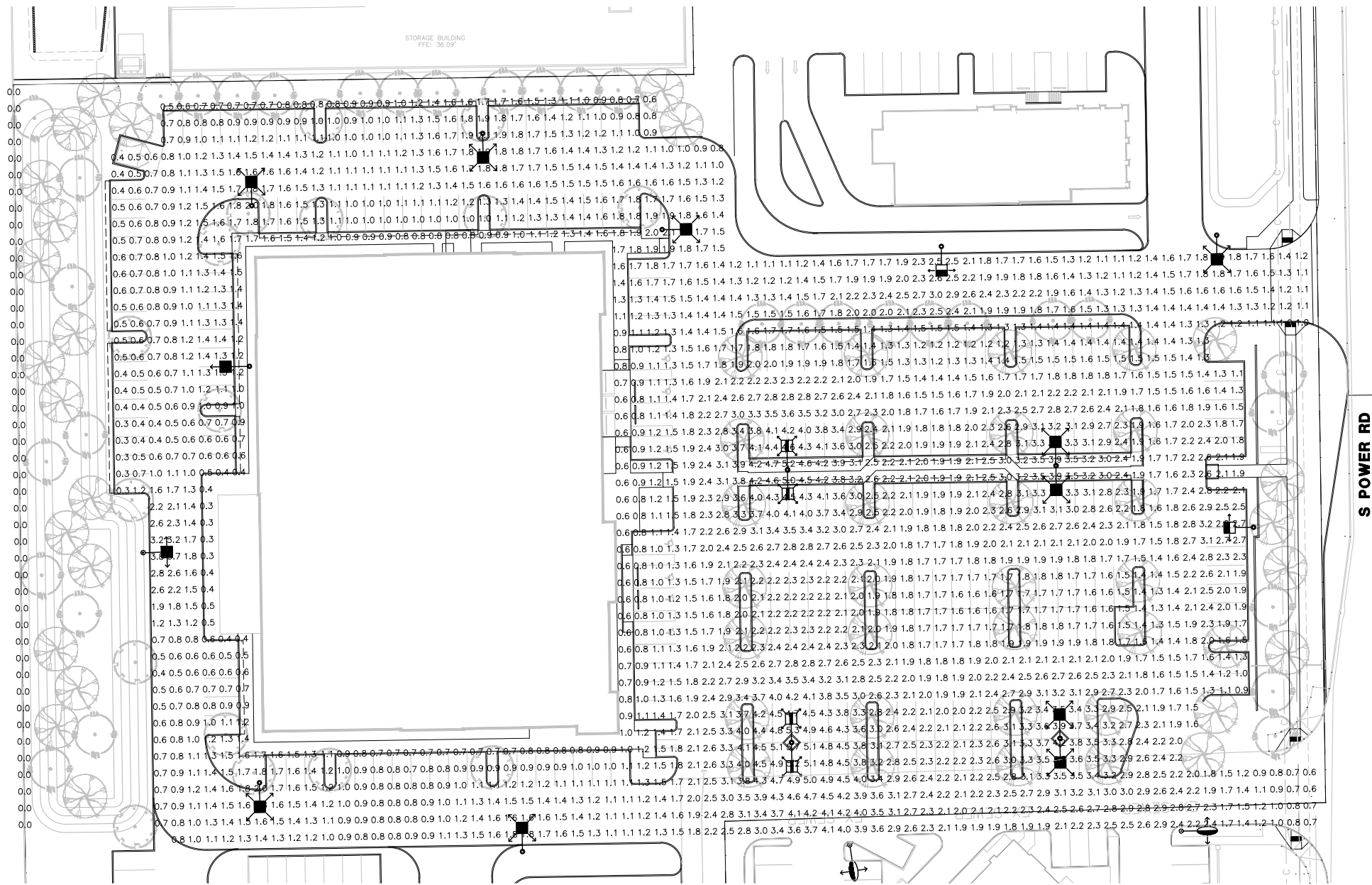


Solar Bronze Tinted Glazing



## **EOS FITNESS AT THE NORTHWEST CORNER OF POWER 7 GERMANN – DR19-40** **ADJACENT LANDSCAPE FRONTAGE COMPATIBILITY**



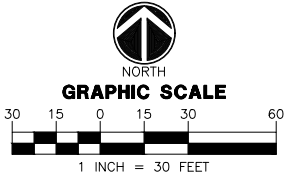


CALCULATIONS

Parking Lot	
2026 points at z=0, sp 8ft by 8ft	
HORIZONTAL FOOTCANDLES	
Average	1.8
Maximum	5.7
Minimum	0.3
Avg:Min	6.04
Max:Min	19.00
Coef Var	0.50
UniGrad	6.00
Property Line	
45 points at z=5, sp 0.123ft by 7.999ft	
HORIZONTAL FOOTCANDLES	
Average	0.0
Maximum	0.0
Minimum	0.0
Avg:Min	N/A
Max:Min	N/A
Coef Var	0.00
UniGrad	154.20

LEGEND

- COOPER LIGHTING — McGRAW-EDISON  
GLEON-AF-04-LED-E1-SWQ Type V  
candela file 'GLEON-AF-04-LED-E1-SWQ.ies'  
64 lamp(s) per luminaire, photometry is absolute  
Light Loss Factor = 0.900, watts per luminaire = 225  
mounting height= 25 ft  
number locations= 4, number luminaires= 4  
kw all locations= 0.9
- COOPER LIGHTING — McGRAW-EDISON  
GLEON-AF-03-LED-E1-SWQ Type V  
candela file 'GLEON-AF-03-LED-E1-SWQ.ies'  
48 lamp(s) per luminaire, photometry is absolute  
Light Loss Factor = 0.900, watts per luminaire = 166  
mounting height= 25 ft  
number locations= 10, number luminaires= 10  
kw all locations= 1.7
- COOPER LIGHTING — McGRAW-EDISON  
GLEON-AF-02-LED-E1-SL2 TYPE II  
candela file 'GLEON-AF-02-LED-E1-SL2.ies'  
32 lamp(s) per luminaire, photometry is absolute  
Light Loss Factor = 0.900, watts per luminaire = 113  
mounting height= 25 ft  
number locations= 2, number luminaires= 2  
kw all locations= 0.2
- COOPER LIGHTING — McGRAW-EDISON  
GLEON-AF-01-LED-E1-T4FT TYPE IV  
candela file 'GLEON-AF-01-LED-E1-T4FT.ies'  
16 lamp(s) per luminaire, photometry is absolute  
Light Loss Factor = 0.900, watts per luminaire = 59  
mounting height= 25 ft  
number locations= 1, number luminaires= 1  
kw all locations= 0.1
- COOPER LIGHTING — McGRAW-EDISON  
GLEON-AF-01-LED-E1-SL3 TYPE III  
candela file 'GLEON-AF-01-LED-E1-SL3.ies'  
16 lamp(s) per luminaire, photometry is absolute  
Light Loss Factor = 0.900, watts per luminaire = 59  
mounting height= 14 ft  
number locations= 3, number luminaires= 3  
kw all locations= 0.2
- EXISTING CREE LED FIXTURE  
13600 LUMENS, TYPE V  
candela file '5M-EIES'  
1 lamp(s) per luminaire, 11633 initial lumens per lamp  
Light Loss Factor = 1.150, watts per luminaire = 133  
mounting height= 25 ft  
number locations= 6, number luminaires= 6  
kw all locations= 0.8



WRIGHT  
engineering corporation  
ELECTRICAL ENGINEERING AND DESIGN  
165 EAST CHILTON DRIVE • CHANDLER, ARIZONA 85225  
PHONE 480.497.5829 • FAX 480.497.5807

**PHOTOMETRIC CALCULATION  
SHEET. FOR INFORMATION ONLY.**

PROJECT NAME:  
EOS FITNESS  
POWER & GERMANN  
PHOTOMETRICS

WRIGHT ENG.  
PROJECT NO: **19071**

DESIGN BY: CRC **PH1**



## CIVIL ENGINEER:

SEG  
8280 E. GELDING DR, SUITE #101  
SCOTTSDALE, AZ 85260  
480-588-7226  
ATTN: ALI FAKIH

## DEVELOPER:

BARCLAY GROUP  
2390 E. CAMELBACK RD., SUITE 200  
PHOENIX, ARIZONA 85016  
ATTN: COLBY FINCHAM  
EMAIL: CFINCHAM@BARCLAYGROUP.COM  
PHONE: 480-596-9399

## ARCHITECT:

JSA ARCHITECTURE  
2190 PEBBLE RD., SUITE 250  
LAS VEGAS, NV 89123  
PHONE: 702-433-1400  
ATTN: JAMES STROH

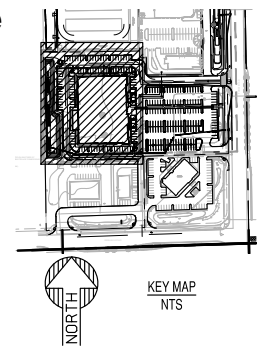
# NWC POWER AND GERMANN ROADS PRELIMINARY GRADING PLAN

## DR19-40 EOS Fitness Attachment 10: Grading and Drainage and Utility Plan (3 pages) August 7, 2019

## BENCHMARK:

BENCHMARK IS A GLO BRASS CAP STAMPED 1911, LOCATED ON EAST SIDE OF POWER ROAD, APPROX. 1500 FEET NORTH OF THE INTERSECTION OF POWER ROAD AND PECOS ROAD.

ELEVATION: 1331.375' NAVD 88' (TOWN OF GILBERT DATUM)



## DRAINAGE STATEMENT:

THIS STATEMENT REPRESENTS THE PRELIMINARY STORM WATER ANALYSIS FOR THE PROPOSED NWC POWER AND GERMANN DEVELOPMENT LOCATED IN GILBERT, AZ. INCLUDED WITHIN THIS STATEMENT IS DISCUSSIONS AND CALCULATIONS DEFINING THE STORM WATER MANAGEMENT CONCEPTS FOR COLLECTION, CONVEYANCE, AND RETENTION SYSTEMS NECESSARY TO COMPLY WITH THE DRAINAGE REQUIREMENTS OF THE TOWN OF GILBERT AND MARICOPA COUNTY.

THE PROPOSED PROJECT IS AN EOS FITNESS AND PARKING AREA. THE PROJECT AREA IS 218,523 SQ. FT.

THE REQUIRED STORMWATER RETENTION IS BASED ON THE 50-YEAR, 24-HOUR STORM.

V=DAC  
WHERE:  
V= VOLUME (CUBIC FT)  
D= 50-YR. 24-HR RAINFALL DEPTH (.25 FT)  
A= AREA (SQ FT)  
C= WEIGHTED RUN-OFF COEFFICIENT

$V_R = (0.25 \text{ FT}) \times (218,523 \text{ SQ FT}) \times (0.850)$   
 $V_R = 46,436.14 \text{ CUBIC FT}$

THE TOTAL PROVIDED VOLUME CONSISTS OF RETENTION BASIN A AND UNDERGROUND STORAGE BASIN B.

BASIN A  
 $V_R = 27,712.19 \text{ CUBIC FT}$

BASIN B  
 $V_R = 25 \times 240 \times 3.14 = 18,849.55 \text{ CUBIC FT}$

TOTAL PROVIDED RETENTION:  
 $\text{TOTAL } V_R = 27,712.19 + 18,849.55 = 46,561.74 \text{ CUBIC FT}$

IN ADDITION, THE PROJECT CONSISTS OF A DRIVEWAY EAST OF THE SITE CONNECTING TO THE NEIGHBORING DEVELOPMENT.

THE REQUIRED STORMWATER RETENTION IS BASED ON THE 50-YEAR, 24-HOUR STORM.

BASIN C  
 $V_R = (.25 \text{ FT}) \times (32,160 \text{ SQ FT}) \times (.850)$   
 $V_R = 6,834 \text{ CUBIC FT}$

THE PROVIDED VOLUME CONSISTS OF RETENTION BASIN C AND UNDERGROUND BASIN D.

BASIN C  
 $V_R = 4,837.7 \text{ CUBIC FT}$

BASIN D  
 $V_R = 25 \times 30 \times 3.14 = 2,356.19 \text{ CUBIC FT}$

TOTAL PROVIDED RETENTION:  
 $\text{TOTAL } V_R = 4,837.7 + 2,356.19 = 7,193.89 \text{ CUBIC FT}$

DRYWELLS ARE PROPOSED FOR ON-SITE STORAGE FACILITIES TO DISPOSE OF STORMWATER WITHIN 36 HOURS. VOLUME TO BE DRAINED BY EACH WELL NOT TO EXCEED 43,560 CF.

MAXIMUM NUMBER OF DRYWELLS REQUIRED:  $N = V_R / 43,560 \text{ CF}$

BASIN A:  
 $N = (27,712.19) / (43,560) = 0.64 = 1 \text{ DRYWELL REQUIRED}$

BASIN B:  
 $N = (18,849.55) / (43,560) = 0.43 = 1 \text{ DRYWELL REQUIRED}$

BASIN D:  
 $N = (2,356.19) / (43,560) = 0.05 = 1 \text{ DRYWELL REQUIRED}$

## GRADING AND PAVING CONSTRUCTION NOTES

- ① MATCH EXISTING GRADE. SEE OFFSITE PLANS FOR CONTINUATION WHERE APPLICABLE. CONTRACTOR SHALL VERIFY IN FIELD ALL GRADES PRIOR TO ANY CONSTRUCTION ACTIVITIES AND SHALL CONTACT ENGINEER IN CASE OF ANY DISCREPANCIES.
- ② CONSTRUCT 6" CURB & GUTTER PER M.A.G. STD DET 220-1, TYPE 'A'.
- ②A CONSTRUCT 6" VERTICAL CURB PER M.A.G. STD. DTL. 222, TYPE 'A', DEPRESSED LIP
- ③ CONSTRUCT 3' WIDE CURB OPENING AND SPILLWAY.
- ④ CONSTRUCT CONCRETE SIDEWALK, PER MAG STD DET. 230 WIDTH PER PLAN.
- ⑤ PROVIDE 2% MAXIMUM SLOPE IN ANY DIRECTION AT ACCESSIBLE PARKING STALLS AND 2% MAXIMUM CROSS SLOPE AT ANY ADA ACCESSIBLE ROUTE.
- ⑥ CONSTRUCT ADA RAMP.
- ⑦ FURNISH & INSTALL HDPE STORM DRAIN PIPE. SIZE, LENGTH AND SLOPE PER PLAN.
- ⑨ INSTALL 120" ALUMINIZED CMP 12 GAUGE UNDERGROUND RETENTION STORAGE TANK. LENGTH PER PLAN.
- ⑩ FURNISH & INSTALL STORMWATER MANHOLE PER M.A.G. STD DET 520.
- ⑪ FURNISH & INSTALL MAXWELL PLUS DRAINAGE SYSTEM.
- ⑫ INSTALL RISER AND MANHOLE CAP. (GRADED LID).
- ⑬ FURNISH AND INSTALL BUBBLING SYSTEM.
- ⑮ CONSTRUCT 3' WIDE VALLEY GUTTER.
- ⑮ FURNISH AND INSTALL RIP RAP; D50-6", 12" DEPTH.

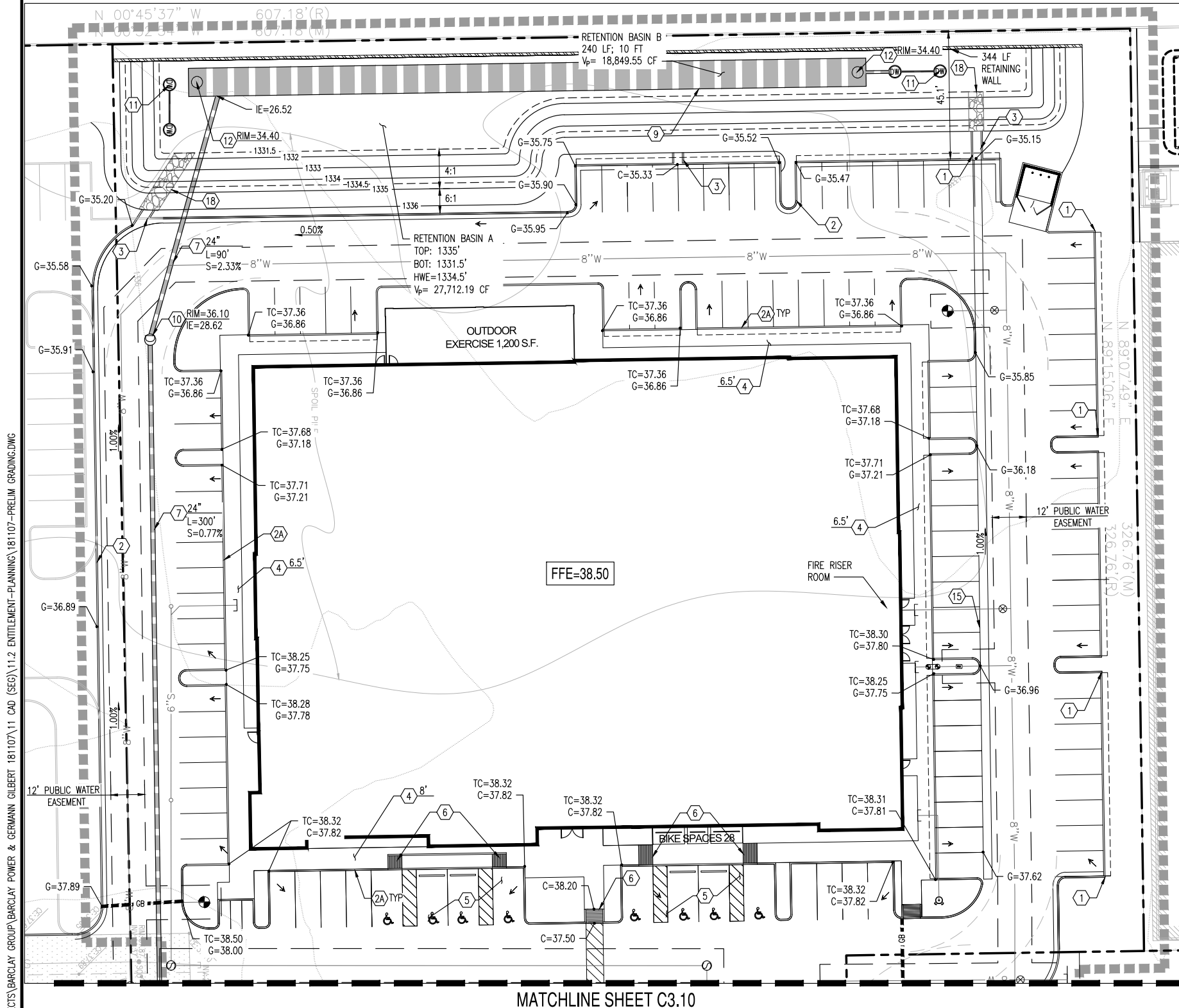
## LEGEND

- PROPERTY LINE
- CENTERLINE
- RIDGE LINE
- STORM PIPE
- FLOW ARROW
- CATCH BASIN
- TC=95.70  
G=95.20 PAVEMENT ELEVATION
- TC=96.28  
G=95.20 EXISTING ELEVATION

0' 20' 40' 60'  
SCALE: 1" = 20'



NOTES TO CONTRACTOR:  
THIS SET OF GRADING AND DRAINAGE PLANS IS INTENDED AS A SET OF GUIDELINES FOR THE PROJECT AND ARE INTENDED TO BE USED IN CONJUNCTION WITH A SET OF CONSTRUCTION SPECIFICATIONS TO BE SUPPLIED BY OWNER. THEY MUST BE READ TO INCORPORATE ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES, A.D.A. REQUIREMENTS. THIS SET ASSUMES THAT THERE ARE NO UNUSUAL SOIL CONDITIONS OR UNUSUAL LOADS. THE FAILURE OF THIS CONDITION MAY REQUIRE SIGNIFICANT CHANGES TO THESE DOCUMENTS. IF THE CONTRACTOR HAS ANY QUESTIONS OR CLARIFICATIONS, THEY MUST VISIT THE SITE BEFORE BIDDING. CONTRACTORS ARE REQUIRED TO KNOW ALL OBSERVABLE CONDITIONS AND APPLICABLE CODES.



MATCHLINE SHEET C3.10

X:\PROJECTS\BARCLAY GROUP\BARCLAY POWER & GERMANN GILBERT 181107\11 CAD (SEG)\11.2 ENTITLEMENT-PLANNING\181107-PRELIM GRADING.DWG

SUSTAINABILITY  
ENGINEERING  
GROUP



8280 E GELDING DR #101, SCOTTSDALE, ARIZONA 85260  
WWW.AZSEG.COM TEL. 480.588.7226

PROJECT  
NWC POWER AND GERMANN ROADS

LOCATION  
E. GERMANN ROAD AND  
S. POWER ROAD,  
GILBERT, AZ 85297

DRAWN	JS	07/02/2019
DESIGNED	KA	07/02/2019
QC REVIEWER	SC	07/02/2019
FINAL QA	AF	07/02/2019
PROJ. MGR.	EG	07/02/2019

DATE: 07-02-2019

ISSUED FOR: DEVELOPMENT REVIEW

REVISION NO.	DATE
1	
2	
3	
4	

JOB NO.: 181026

SHEET TITLE:

PRELIMINARY GRADING PLAN

SHEET NO.: C3.00

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF SUSTAINABILITY ENGINEERING GROUP, AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT IS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE.

## CIVIL ENGINEER:

SEG  
8280 E. GELDING DR, SUITE #101  
SCOTTSDALE, AZ 85260  
480-588-7226  
ATTN: ALI FAKIH

## DEVELOPER:

BARCLAY GROUP  
2390 E. CAMELBACK RD., SUITE 200  
PHOENIX, ARIZONA 85016  
ATTN: COLBY FINCHAM  
EMAIL: CFINCHAM@BARCLAYGROUP.COM  
PHONE: 480-596-9399

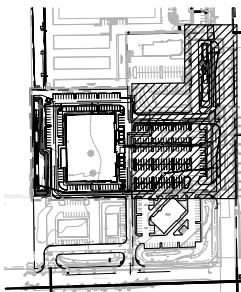
## ARCHITECT:

JSA ARCHITECTURE  
2190 PEBBLE RD., SUITE 250  
LAS VEGAS, NV 89123  
PHONE: 702-433-1400  
ATTN: JAMES STROH

# NWC POWER AND GERMANN ROADS PRELIMINARY GRADING PLAN

## GRADING AND PAVING CONSTRUCTION NOTES

- 1 MATCH EXISTING GRADE. SEE OFFSITE PLANS FOR CONTINUATION WHERE APPLICABLE. CONTRACTOR SHALL VERIFY IN FIELD ALL GRADES PRIOR TO ANY CONSTRUCTION ACTIVITIES AND SHALL CONTACT ENGINEER IN CASE OF ANY DISCREPANCIES.
- 2 CONSTRUCT 6" CURB & GUTTER PER M.A.G. STD DET 220-1, TYPE "A".
- 2A CONSTRUCT 6" VERTICAL CURB PER M.A.G. STD. DTL. 222, TYPE "A", DEPRESSION LIP.
- 3 CONSTRUCT 3' WIDE CURB OPENING AND SPILLWAY.
- 4 CONSTRUCT CONCRETE SIDEWALK, PER MAG STD DET. 230 WIDTH PER PLAN.
- 5 PROVIDE 2% MAXIMUM SLOPE IN ANY DIRECTION AT ACCESSIBLE PARKING STALLS AND 2% MAXIMUM CROSS SLOPE AT ANY ADA ACCESSIBLE ROUTE.
- 6 CONSTRUCT ADA RAMP.
- 7 FURNISH & INSTALL HDPE STORM DRAIN PIPE. SIZE, LENGTH AND SLOPE PER PLAN.
- 8 FURNISH & INSTALL DOUBLE CATCH BASIN PER M.A.G. STD DET 537 TYPE "E" SINGLE, WITH TRAFFIC RATED GRATE.
- 9 INSTALL 120" ALUMINIZED CMP 12 GAUGE UNDERGROUND RETENTION STORAGE TANK. LENGTH PER PLAN.
- 10 FURNISH & INSTALL STORMWATER MANHOLE PER M.A.G. STD DET 520.
- 11 FURNISH & INSTALL MAXWELL PLUS DRAINAGE SYSTEM PER DETAIL ON SHEET C3.20. CONTRACTOR SHALL REGISTER ALL PROPOSED DRYWELLS WITH ADEQ.
- 12 INSTALL RISER AND MANHOLE CAP. (GRATED LID).
- 13 FURNISH AND INSTALL BUBBLING SYSTEM.
- 14 CONSTRUCT CONCRETE SCUPPER PER M.A.G. STD. DET. 206-1.
- 15 CONSTRUCT 3' WIDE VALLEY GUTTER.
- 16 CONSTRUCT VALLEY GUTTER PER M.A.G. STD. DET. 240.
- 17 CONSTRUCT EXTRUDED CURB.
- 18 FURNISH AND INSTALL RIP RAP: D50-6", 12" DEPTH.
- 19 FURNISH AND INSTALL RGRCP STORM DRAIN PIPE, SIZE, LENGTH AND SLOPE PER PLAN.
- 20 CONSTRUCT CURB RAMP PER MAG STD. DET 236-1.

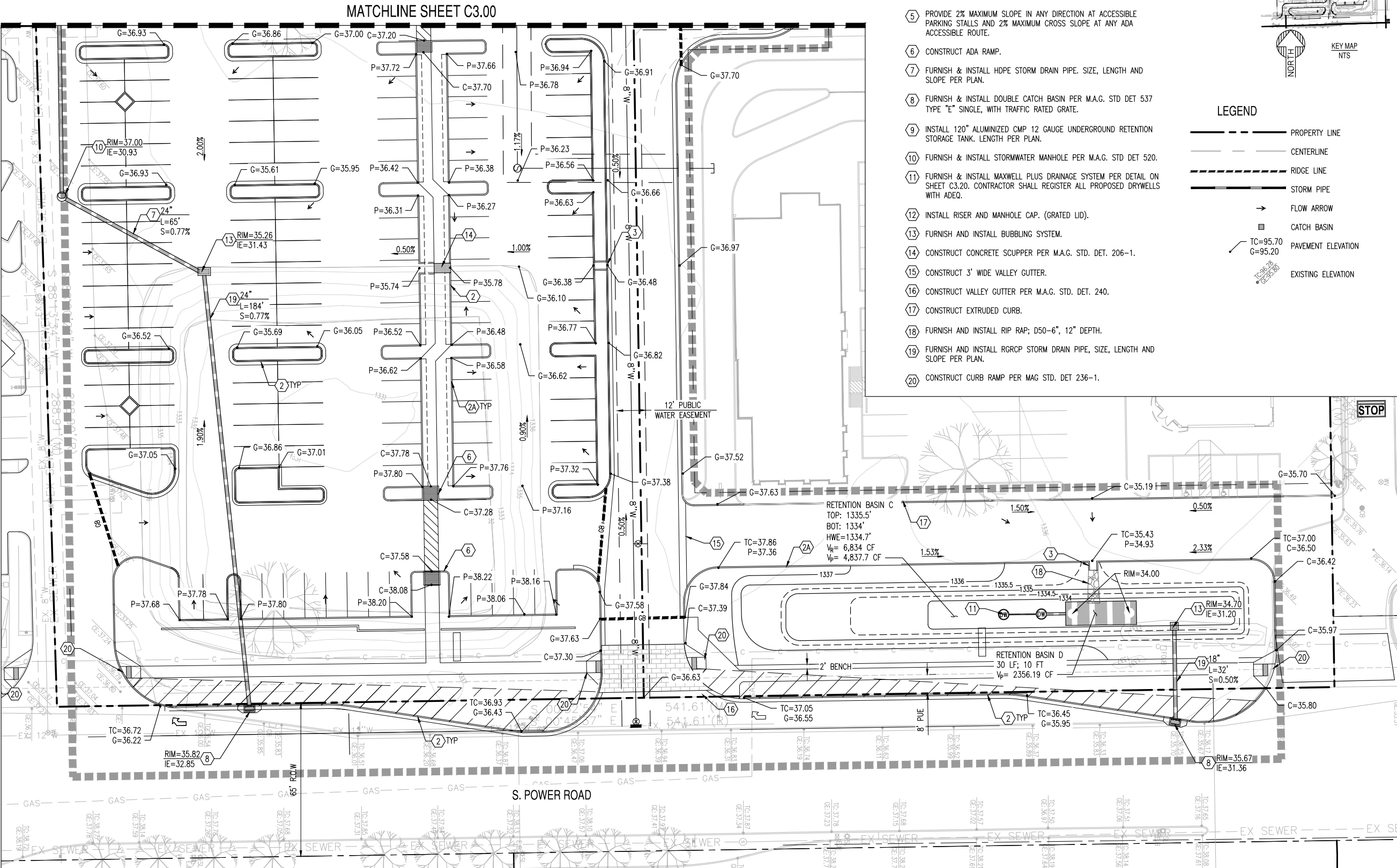


NORTH

KEY MAP  
NTS

## LEGEND

- PROPERTY LINE
- CENTERLINE
- RIDGE LINE
- STORM PIPE
- FLOW ARROW
- CATCH BASIN
- PAVEMENT ELEVATION
- EXISTING ELEVATION



SCALE: 1" = 20'



NOTES TO CONTRACTOR:  
THE SET OF CONTRACT AND DOCUMENTS IS INTENDED AS A SET OF CONTRACT DOCUMENTS FOR THE PROJECT AND ARE INTENDED TO BE USED IN CONJUNCTION WITH A SET OF CONSTRUCTION SPECIFICATIONS TO BE SUPPLIED BY OWNER. THEY MUST BE READ TO INCORPORATE ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES INCLUDING FEDERAL, A.D.A. REQUIREMENTS. THIS SET ASSUMES THAT THERE ARE NO UNUSUAL SOIL CONDITIONS OR HAZARDOUS MATERIALS. THE FAILURE OF THIS CONDITION MAY REQUIRE SIGNIFICANT CHANGES TO THESE DOCUMENTS. FOR THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COMPLY TO ALL APPLICABLE CODES AND TO INFORM THE OWNER/ARCHITECTS OF ANY QUESTIONS OR CLARIFICATIONS WHICH ARE DESIRED, CONTRACTORS SHALL ALSO VISIT THE SITE BEFORE BIDDING. CONTRACTORS ARE REQUIRED TO KNOW ALL OBSERVABLE CONDITIONS AND APPLICABLE CODES.

PROJECT  
NWC POWER AND GERMANN ROADSLOCATION  
E. GERMANN ROAD AND  
S. POWER ROAD,  
GILBERT, AZ 85297

DRAWN	JS	07/02/2019
DESIGNED	KA	07/02/2019
QC REVIEWER	SC	07/02/2019
FINAL QA	AF	07/02/2019
PROJ. MGR.	EG	07/02/2019

DATE: 07-02-2019

ISSUED FOR: DEVELOPMENT REVIEW

REVISION NO.	DATE
1	
2	
3	
4	

JOB NO.: 181026

SHEET TITLE:

PRELIMINARY GRADING PLAN

SHEET NO.: C3.10



CIVIL ENGINEER:

SEG  
8280 E. GELDING DR, SUITE #101  
SCOTTSDALE, AZ 85260  
480-588-7226  
ATTN: ALI FAKIH

DEVELOPER:

BARCLAY GROUP  
2390 E. CAMELBACK RD., SUITE 200  
PHOENIX, ARIZONA 85016  
ATTN: COLBY FINCHAM  
EMAIL: CFINCHAM@BARCLAYGROUP.COM  
PHONE: 480-596-9399

ARCHITECT:

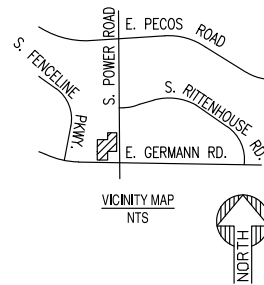
JSA ARCHITECTURE  
2190 PEBBLE RD., SUITE 250  
LAS VEGAS, NV 89123  
PHONE: 702-433-1400  
ATTN: JAMES STROH

NWC POWER AND GERMANN ROADS  
PRELIMINARY UTILITY PLAN

BENCHMARK:

BENCHMARK IS A GLO BRASS CAP STAMPED 1911, LOCATED ON EAST SIDE OF POWER ROAD, APPROX. 1500 FEET NORTH OF THE INTERSECTION OF POWER ROAD AND PECOS ROAD.

ELEVATION: 1331.375' NAVD 88' (TOWN OF GILBERT DATUM)



ONSITE WATER KEY NOTES:

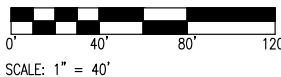
1. INSTALL 12" X 8" TSV&C.
2. INSTALL NEW FIRE HYDRANT (INCLUDING 6" GATE VALVE, BOX & COVER) PER M.A.G. STD. DET. 360-1 & PAVEMENT MARKER (PM) PER COS DET 2363. MEGA LUG RESTRAINED JOINT PER M.A.G. STD. DET. 303-1 & 303-2.
3. INSTALL 8" DIP CLASS 350 WITH POLYETHYLENE WRAP. LENGTH PER PLAN. MEGA LUG RESTRAINED JOINT PER M.A.G. STD. DET. 303-1 & 303-2.
4. INSTALL 6" DIP CLASS 350 WITH POLYETHYLENE WRAP. LENGTH PER PLAN. MEGA LUG RESTRAINED JOINT PER M.A.G. STD. DET. 303-1 & 303-2.
5. 8" 90 DEGREE BEND.
- 5A. 8" 45 DEGREE BEND
6. CONTRACTOR TO VERIFY ALL INVERTS AND CLEARANCES OF CROSSING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
7. INSTALL 2" WATER SERVICE METER AND BACKFLOW PREVENTER.
8. CUT AND CONNECT PROPOSED WATER LINE TO EXISTING. REMOVE REMAINING EXISTING WATER LINE TO STUB.
9. INSTALL BLOWOFF ASSEMBLY.
10. INSTALL 8"X8" TEE.
11. INSTALL FIRE DEPARTMENT CONNECTION.
12. INSTALL VALVE, BOX & COVER. SIZE PER PLAN.

SEWER KEY NOTES:

1. INSTALL 8" PVC SDR-35 SEWER LINE. LENGTH OF PIPE PER PLAN.
2. INSTALL CLEANOUT PER M.A.G. STD. DET. 441. LID TO GAS AND WATER TIGHT.
3. INSTALL 6" PVC SDR-35 SEWER LINE. LENGTH OF PIPE PER PLAN.
4. PLUG AND BLOCK SEWER LINE. SEE PLUMBING PLAN FOR CONTINUATION.
5. FURNISH AND INSTALL 6" SEWER WYE.
6. FURNISH AND INSTALL 4" SEWER MANHOLE.

LEGEND:

	PROPERTY LINE/ CONSTRUCTION ENVELOPE
	8" W WATER LINE
	8" S SEWER LINE
	FIRE HYDRANT
	GATE VALVE
	WATER METER BOX
	SEWER MANHOLE



NOTES TO CONTRACTOR:  
THIS SET OF DRAWINGS AND DOCUMENTS IS INTENDED AS A SET OF GUIDELINES FOR THE PROJECT AND ARE INTENDED TO BE USED IN CONJUNCTION WITH A SET OF CONSTRUCTION SPECIFICATIONS TO BE SUPPLIED BY OWNER. THEY MUST BE READ TO INCORPORATE ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES INCLUDING FEDERAL, A.D.A. REQUIREMENTS. THIS SET ASSUMES THAT THERE ARE NO UNUSUAL SOIL CONDITIONS OR UNUSUAL LOADS. THE FAILURE OF THIS CONDITION MAY REQUIRE SIGNIFICANT CHANGES TO THESE DOCUMENTS. IF THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COMPLY WITH ALL APPLICABLE CODES AND TO INFORM THE OWNER/ARCHITECTS OF ANY QUESTIONS OR CLARIFICATIONS WHICH ARE DESIRED, CONTRACTORS SHALL ALSO VISIT THE SITE BEFORE BIDDING. CONTRACTORS ARE REQUIRED TO KNOW ALL OBSERVABLE CONDITIONS AND APPLICABLE CODES.

SUSTAINABILITY  
ENGINEERING  
GROUP

SEG



8280 E GELDING DR #101, SCOTTSDALE, ARIZONA 85260  
WWW.AZSEG.COM TEL: 480.588.7226

PROJECT  
NWC POWER AND GERMANN ROADS

LOCATION  
E. GERMANN ROAD AND  
S. POWER ROAD,  
GILBERT, AZ 85297

DRAWN	JS	07/25/2019
DESIGNED	KA	07/25/2019
QC REVIEWER	SC	07/25/2019
FINAL QA	AF	07/25/2019
PROJ. MGR.	EG	07/25/2019

DATE: 07-25-2019

ISSUED FOR:  
DEVELOPMENT REVIEW

REVISION NO.	DATE
1	
2	
3	
4	

JOB NO.: 181026

SHEET TITLE:

PRELIMINARY UTILITY PLAN

SHEET NO.:  
C4.00